Karen Johnson Davidson County
Batch# 227749 DEEDQC
05/09/2019 09:55:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043505

This Instrument Prepared By:

Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Willie J. Thomas Revocable Living Trust 213 Engel Ave Goodlettsville, TN 37072	Same	Map & Parcel: 060 02 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, WILLIE J. THOMAS, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto THE WILLIE J. THOMAS REVOCABLE LIVING TRUST, (hereinafter "Grantee") an undivided interest in all rights, title and interest in a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 511 ON THE PLAN OF SECTION THREE, PARKWOOD ESTATES, OF RECORD IN PLAT BOOK 3300, PAGE 31, SAID REGISTER'S OFFICE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO WILSON L. PHILLIPS, JR. ETUX MYRTLE ANN PHILLIPS BY DEED FROM RICHARD PAUL MCADAMS ETUX, CAROLYN JEAN MCADAMS, DATED 3/20/69, RECORDED 3/20/69, OF RECORD IN BOOK 4318, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILSON L. PHILLIPS HAVING SINCE DIED APRIL 3, 1997.
>
> BEING THE SAME PROPERTY CONVEYED TO WILLIE J. THOMAS BY WARRANTY DEED FROM MYRTLE ANN PHILLIPS, NOW ANKENBAUER, DATED MAY 28, 2004 AND RECORDED ON JUNE 8, 2004 OF RECORD IN INSTRUMENT NO. 20040608-0067328, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

Willie J. Thomas
WILLIE J. THOMAS

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2019.

Travenia A. Howell
NOTARY PUBLIC

My Commission Expires: 3-17-2021

STATE OF TENNESSEE NOTARY PUBLIC TRAVENIA A. HOWELL WILSON COUNTY

This is improved property located at 3215 Vailview Drive, Nashville, TN 37207.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Willie J. Thomas
WILLIE J. THOMAS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, WILLIE J. THOMAS, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 6th day of May, 2019.

Travenia A. Howell
NOTARY PUBLIC

My Commission Expires: 3-17-2021

STATE OF TENNESSEE NOTARY PUBLIC TRAVENIA A. HOWELL WILSON COUNTY